

**BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA**

DECISION AND ORDER FOR VARIANCE

Variance Application: VAR-26-6
Applicant: Anthony Lester
Owner: Anthony Lester
Parcel ID: 342-28
Commission District: District 3
Acreage: 3.00 ± Acres
Location: 987 Springfield Egypt Road

APPROVAL OF A VARIANCE PURSUANT TO THE EFFINGHAM COUNTY ZONING ORDINANCE

BE IT ORDERED by the Board of Commissioners of Effingham County, Georgia (hereinafter referred to as the “Board of Commissioners”), in regular meeting assembled and pursuant to the authority granted by the laws of the State of Georgia and the Effingham County Zoning Ordinance, that the following decision is hereby rendered:

Application

An application was submitted by Anthony Lester requesting a variance from Section 3.21.1 of the Effingham County Zoning Ordinance to allow the temporary occupancy of two (2) campers on a residential parcel during the renovation of an existing dwelling, identified as Tax Parcel 342-28, located at 987 Springfield Egypt Road in Commission District 3.

Public Hearings and Notice

Notice of the required public hearings was published in the **Effingham County Herald**, the official legal organ of Effingham County, in accordance with the **Georgia Zoning Procedures Law (O.C.G.A. §36-66-1 et seq.)**.

A public hearing was conducted **on April 21, 2026**, before the Board of Commissioners, with notice published in the Effingham County Herald on **March 18, 2026**.

Findings of Fact

The Board of Commissioners makes the following findings regarding this variance request:

1. The applicant requested a variance to allow temporary occupancy of two (2) campers on a ±3.00-acre parcel identified as Tax Parcel 342-28, located in Commission District 3.
2. The subject property is zoned AR-2 (Agricultural–Residential) and is currently developed with a mobile home that is undergoing renovation.
3. The Board of Commissioners finds that unique conditions exist due to the active renovation of the existing residence, which renders the dwelling temporarily unsuitable for occupancy.
4. Strict application of the zoning ordinance would create a hardship by preventing reasonable on-site living accommodations during the renovation period.
5. Notice of the required public hearing was provided in accordance with the Georgia Zoning Procedures Law.
6. A public hearing was conducted before the Board of Commissioners.
7. The Board of Commissioners reviewed the application, staff report, and all information presented during the public hearing.
8. The requested variance is not expected to adversely affect public health, safety, or welfare and is consistent with the intent of the zoning ordinance and the Comprehensive Plan, given the temporary and limited nature of the request.

Variance Approval

The Board of Commissioners hereby approves the requested variance to allow temporary occupancy of two (2) campers during the renovation of the existing residence on the subject property (Tax Parcel 342-28), located in Commission District 3.

Conditions of Approval

This variance is approved subject to the following conditions:

- 1. **The RV/campers may be occupied for a period not to exceed eight (8) months during the home renovation. Should an extension be needed, the applicant shall come before the Board of Commissioners for approval.**
- 2. **Only two (2) campers may be temporarily occupied on the property. No additional campers shall be permitted.**
- 3. **Upon completion of the renovation, both campers shall be vacated and disconnected from all utilities.**

Effective Date

This ordinance shall become effective upon the date of adoption below.

SO ORDERED AND ADJUDGED this _____ day of _____, 2026

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: _____
DAMON RAHN, CHAIRMAN

Date of First Reading: _____

Date of Second Reading: _____

ATTEST:

STEPHANIE JOHNSON
COUNTY CLERK